

**TRANSFER
TAX
PAID**

Doc # 2004015789
Book 7971 Page 0333

43-126-1

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT I, ANNETTE M. CLOUTIER, of
Fairfield, County of Somerset and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations,
paid by **PETER D. ADAMS**, of South Gardiner, County of Kennebec, and State of
Maine, whose address is 2 Lawrence Street, South Gardiner, ME 04359

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell
and conveyed **WITH WARRANTY COVENANTS**, to **PETER D. ADAMS**, his heirs
and assigns, forever,

Property located in **WATERVILLE**, County of Kennebec and State of Maine and
further bounded and described as follows:

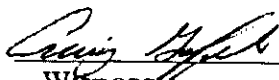
THE UNIT known and designated as Unit 1, in AVERILL
CONDOMINIUM located in Waterville, Kennebec County, State of
Maine, as shown on the Condominium Plat by Earl R. Steward,
Professional Engineer, entitled "Averill Condominium Plat" and filed in
the records for Plans of the Kennebec County Registry of Deeds in File
E-88308. Specific reference is made to the AVERILL CONDOMINIUM
Declaration under the Maine Condominium Act dated December 19,
1988 and recorded in said Registry of Deeds in Book 3480, Page 1,
and the same is incorporated by reference herein (hereinafter called
the "Declaration"). The aforesaid Plat is Exhibit C to the Declaration,
Plans of the Unit (and other Units in the Condominium), as Exhibit D
to the Declaration are recorded in the records for Plans of said
Registry in Files E-88309 through E-88314.

ANY AND ALL rights, easements, privileges and appurtenances
belonging to the unit are hereby conveyed. This conveyance is subject
to the terms, conditions, agreements, covenants, restrictions,
obligations and easements contained or referred to in the above
referenced Declaration.

Being the same premises conveyed to the herein Grantor by Warranty
Deed of Jeffrey R. LaVerdiere, dated August 3, 2001 and recorded in
the Kennebec County Registry of Deeds at Book 6577 Page 338.

IN WITNESS WHEREOF, I, the said ANNETTE M. CLOUTIER, have hereunto
set my hand and seal this 2nd day of June, 2004.

Signed, Sealed and Delivered
in the presence of:


Witness


ANNETTE M. CLOUTIER

(3) ksjs

43-126-1

ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

June 2, 2004

Personally appeared the above named **ANNETTE M. CLOUTIER** and
acknowledged the foregoing instrument to be her free act and deed.

Before me,



NOTARY PUBLIC
CRAIG J. GAROFALO
Notary Public, Maine
My Commission Expires August 8, 2010

(print name)



SCHEDULE "A"

43-126-1

(Mortgage Deed from Peter D. Adams to Kennebec Savings Bank)

Property located in **WATERVILLE**, County of Kennebec and State of Maine and further bounded and described as follows:

THE UNIT known and designated as Unit 1, in AVERILL CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Earl R. Steward, Professional Engineer, entitled "Averill Condominium Plat" and filed in the records for Plans of the Kennebec County Registry of Deeds in File E-88308. Specific reference is made to the AVERILL CONDOMINIUM Declaration under the Maine Condominium Act dated December 19, 1988 and recorded in said Registry of Deeds in Book 3480, Page 1, and the same is incorporated by reference herein (hereinafter called the "Declaration"). The aforesaid Plat is Exhibit C to the Declaration, Plans of the Unit (and other Units in the Condominium), as Exhibit D to the Declaration are recorded in the records for Plans of said Registry in Files E-88309 through E-88314.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above referenced Declaration.

Being the same premises conveyed to the herein Mortgagor by Warranty Deed of Annette M. Cloutier dated concurrently herewith and to be concurrently recorded herewith.

Received Kennebec SS.
06/03/2004 11:35AM
Pages 3 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS